



## Land at Thornliegill, Curwen Terrace

North Comely, Bridgend, CF33 4BP

Price £180,000

HARRIS & BIRT



An excellent opportunity to purchase this building plot, currently at floor slab level and benefitting from connections to major services including drainage, electric and gas. The plot is ready to build a 2000 sq/ft, timber framed property that could easily be four bedrooms, but currently has detailed permission for three. Situated with off road parking and integrated garage, the accommodation briefly comprises; entrance hall, study, integrated garage, WC, utility room and open plan kitchen/dining/living room to rear all on the ground floor. To the first floor are three double bedrooms, master en suite and dressing room with further family bathroom. Once built the property will have excellent views to front across open countryside towards Ty Tanglywst Farm and a sizeable rear garden, private and secluded.

The spot is of convenience for local commuting to Bridgend, Cardiff and Swansea via rail or the M4 corridor. Within close proximity to local amenity including shops and schooling of all ages in the village itself, Porthcawl and Kenfig Hill.





## Build

There will be an expectation for the purchaser to build in timber frame, as the concrete slab laid is housed to hold this. There are currently services in situ, essentially meaning the plot can be built up immediately upon completion.

## Wayleaves & Easements

The property is sold with and subject to all rights of ways and access wayleaves, water, support, light, drainage and other easements.

## Covenants

Quasi easements, restriction order as they may exist whether mentioned in these sales particulars or otherwise. We also note there are no footpaths in existence through the site. The property is serviced by mains gas, electric, water and drainage. There are already in situ and granted subject to necessary permissions.

## Plans, Areas and Schedules

Any plans have been prepared to the foremost accuracy based on land registry plans. Any plans within these particulars are published for administrative purposes only, the accuracy of such plans are not guaranteed.

## Local Authority

Bridgend County Borough Council, Civic Offices, Angel St, Bridgend CF31 4WB

## Health & Safety

Due to the nature of the site, neither the seller nor the agent are responsible for the safety of those viewing. Those viewing do so at their own risk,

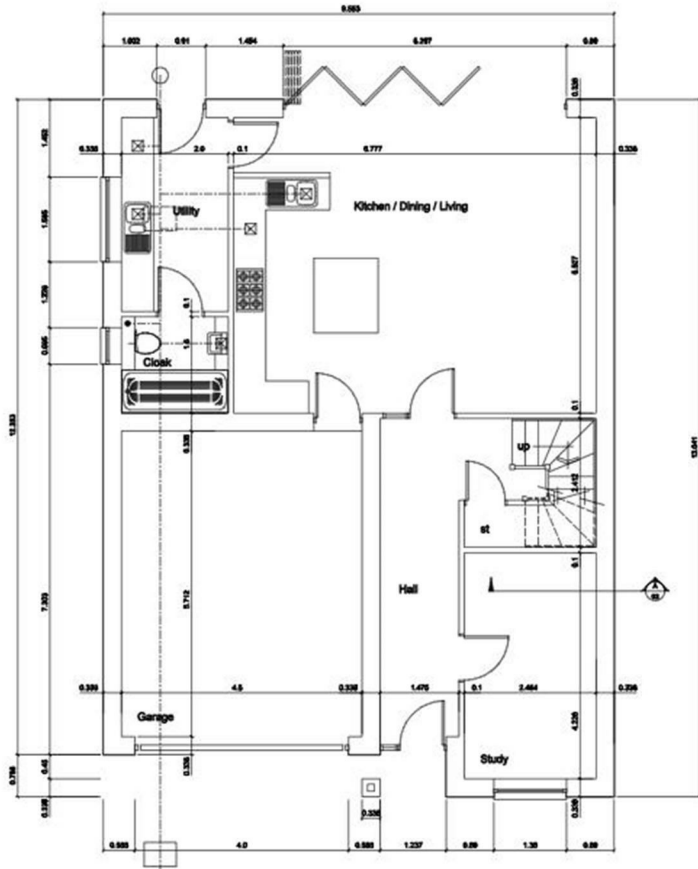
## Directions

Travel on the A48 past the villages of Colwinston and Ewenny, into Bridgend, keep on the A48 through the town and out towards Merthyr Mawr, past Merthyr Mawr Road, until you reach Junction 37. Come off the A48 at the first exit on the A4229 and travel through the junction towards the M4 until you reach the roundabout. At the Pyle interchange, take the 2nd exit and stay on the A4229. At the roundabout, take the 3rd exit onto Porthcawl Rd/B4283. The building plot is on the left hand side with a Harris and Birt board outside.

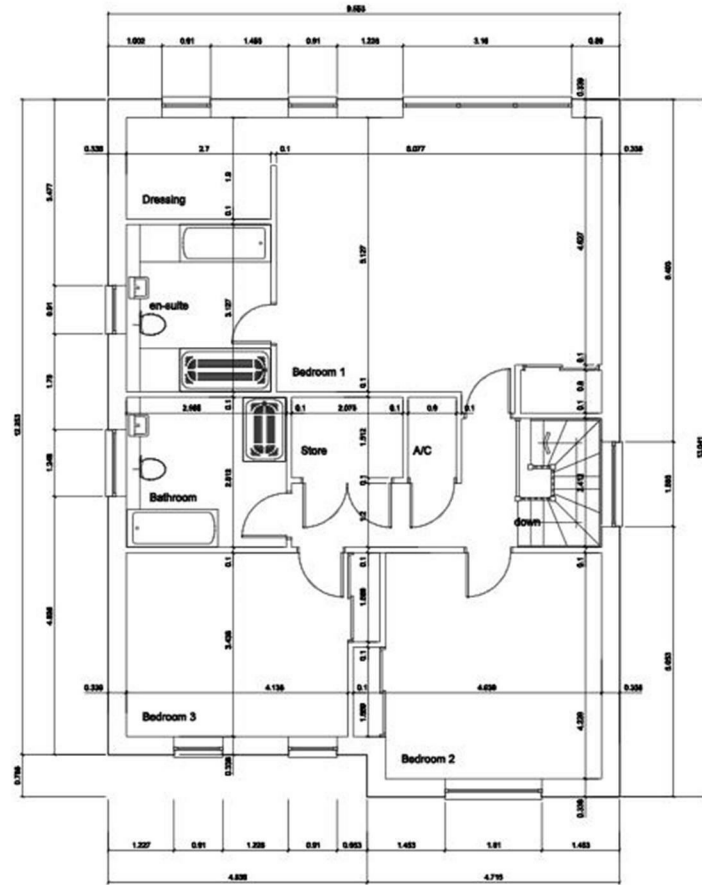
## Viewings

Viewings strictly by appointment only with sole selling agents Harris & Birt, please contact us on 01446 771777 or alternatively email [cowbridge@harrisbirt.co.uk](mailto:cowbridge@harrisbirt.co.uk).





Ground Floor



First Floor







## HARRIS & BIRT

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